

# AUDIO ASSISTANCE

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**If you can't hear well on a computer:** Click the ^ next to “Mute” and click on “Switch to Phone Audio” – you will be given a phone number to call. You will then need to stay muted on your computer.

**Spanish:** Para traducción en Español,  
1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “Interpretation”.  
2. Luego seleccione el idioma que desea escuchar.  
3. Después de seleccionar, usted entrará a la reunión en el idioma “Español”.

**Cantonese:** 若需粵語口譯服務：

1. 與屏幕下方之長方形控制欄中，煩請點擊“Intepretation.”
2. 煩請點擊您所需收聽的語言。
3. 您即可手痛粵語的會議口譯。

*And of course, make sure  
your volume is turned up!*



# AUDIO ASSISTANCE

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*...cont'd*

Finally: If you have ongoing technical difficulties, the meeting will be recorded and shared on <https://bit.ly/parkerandterrace> and you can continue to submit comment after this event until **October 7, 2021**. Thank you all for your patience as we get used to this new normal!

*...continuación*

Por último, si tiene algún problema técnico, la reunión se grabará y compartirá en <https://bit.ly/parkerandterrace>; además, tendrá la opción de enviar comentarios una vez finalizado el evento hasta **October 7, 2021**. Gracias a todos por la paciencia mientras nos adaptamos a esta nueva normalidad.

最后一点: 如果您持续遇到技术困难, 会议会录音, 并在<https://bit.ly/parkerandterrace>上分享, 您可以在本次活动之后**October 7, 2021**之前继续提交评论意见。谢谢各位的耐心!



**WELCOME TO THE CONVERSATION!**

**PARKER AND TERRACE STREETS**

**PROJECT UPDATE**

**SEPTEMBER 23, 2021**



# AGENDA

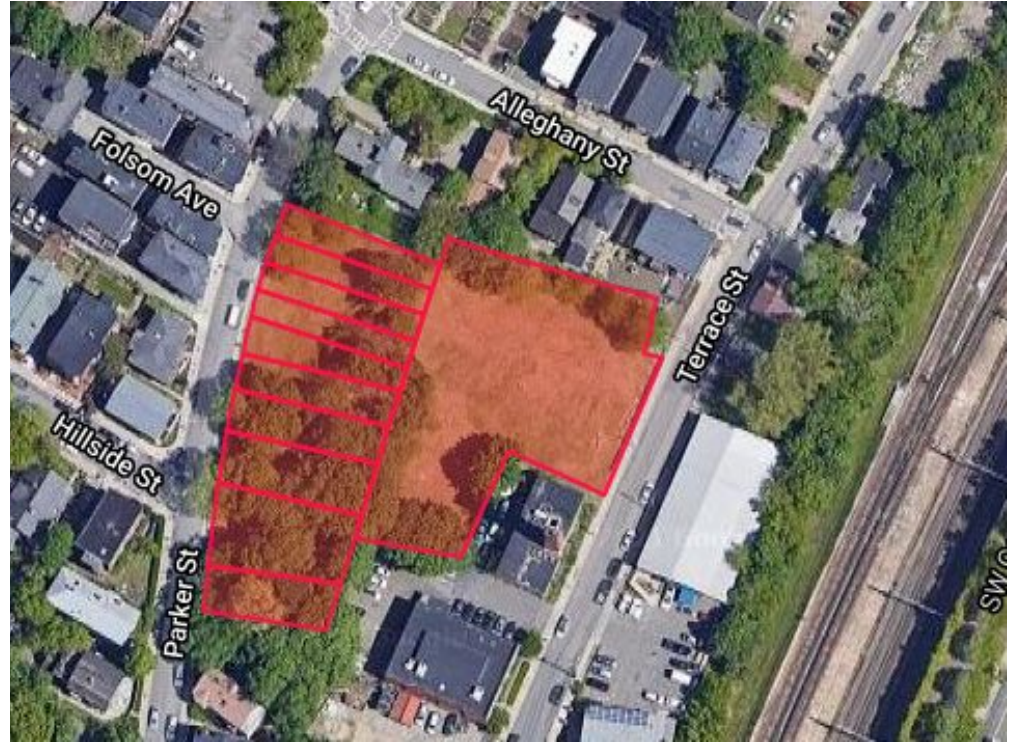
- I. INTRODUCTIONS
- II. SITE BACKGROUND
- III. HISTORICAL SUMMARY
- IV. DEVELOPMENT CHALLENGES
- V. PREVIOUS DEVELOPMENT OBJECTIVES
- VI. OPPORTUNITIES FOR IMPROVEMENTS
- VII. Q&A/DISCUSSION
- VIII. NEXT STEPS



# SITE SUMMARY

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- **Num. of Parcels:** 11
- **Square Footage:** Approx. 58,000
- **Zoning:** 3F-3000 (Parker St)  
Light Industrial (Terrace St)
- **Council District:** 8 (Councilor Bok)
- **Neighborhood:** Mission Hill



Site Map



## SITE VIEW

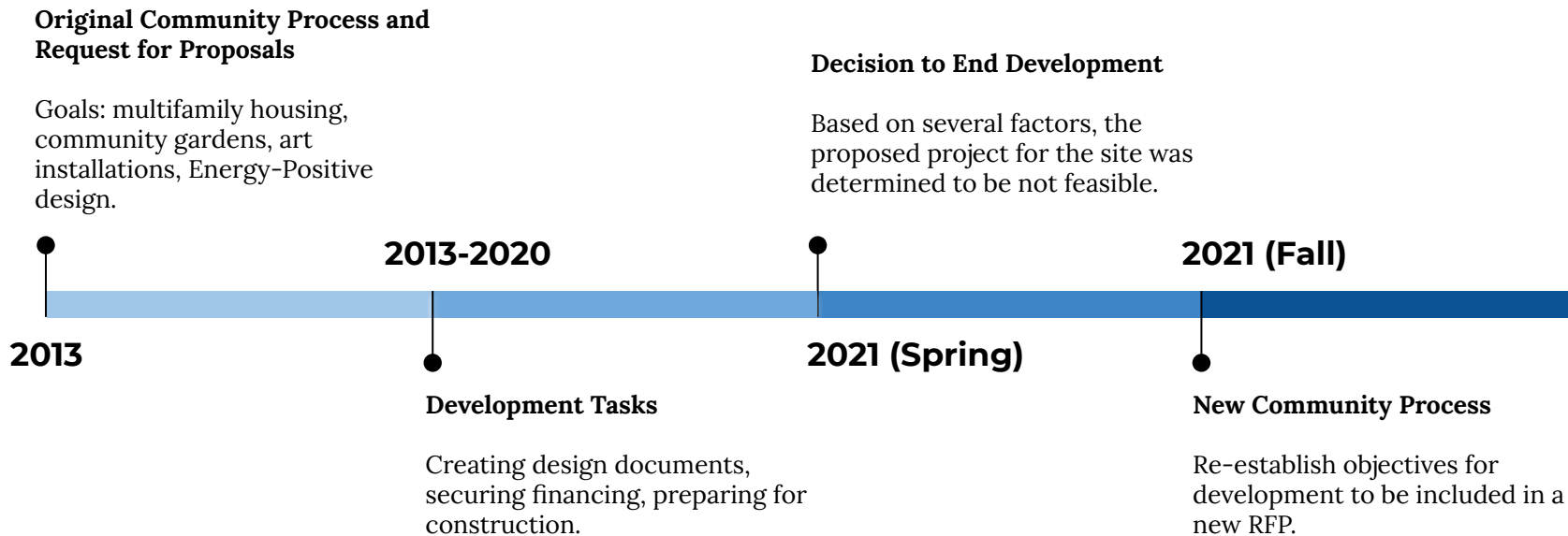
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**View from 77 Terrace Street**

# HISTORICAL SUMMARY

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# DEVELOPMENT CHALLENGES

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Why was the proposal deemed infeasible?

- **A lengthy legal appeal** delayed development
- **Soil testing** showed the remediation needs were higher than expected
- **The steep slope** of the site presented tricky design challenges
- **A global pandemic + very active development in Boston** drove up the price of many construction materials

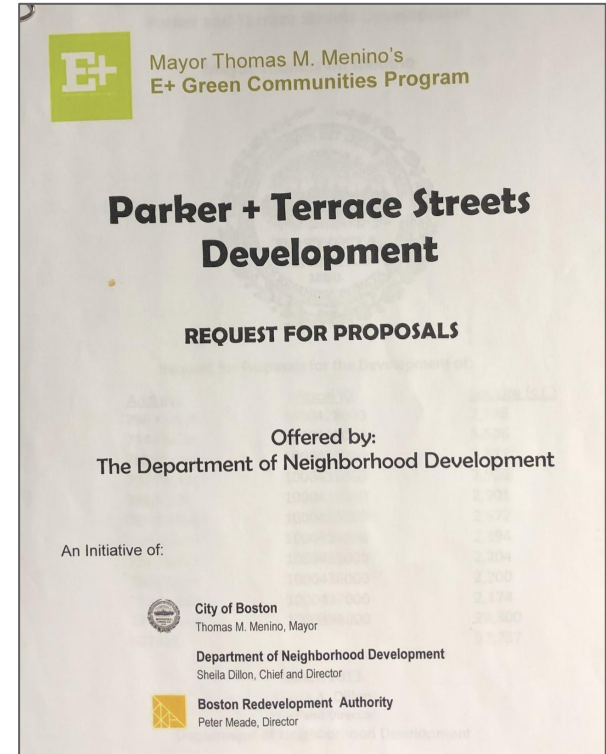


# PREVIOUS DEVELOPMENT OBJECTIVES

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The original 2013 Request for Proposals called for:

- Permanent community gardens and engaging art spaces for installations and performances
- Deeply sustainable building designs that minimize the environmental footprint
- Bringing increased safety and vibrancy to the mix of uses along Terrace Street
- Promoting pedestrian, bicycle, and mass transit by minimizing parking



# OPPORTUNITIES FOR IMPROVEMENT

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How can a new Request for Proposals best reflect our current moment?

- **Increased affordability** in the mix of units
- Preserving the goal of **creating community garden spaces**
- Updated designs for **net-zero carbon emissions**
- Adapting to **what we know about the site**:
  - Soil conditions
  - Steep slope
  - Zoning requirements

# DISCUSSION



# Next Steps

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Visit the *Building Housing* project page for information including, a copy of this presentation, and development timeline. [bit.ly/parkerandterrace](https://bit.ly/parkerandterrace)

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**DND Thanks you for your interest!**